

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
CONVENED THIS JANUARY 28th 2013, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL		<p>Meeting convened at: 6:33 p.m.</p> <p>Commissioners Present: Steven Friedman, Chair Anthony George, Vice-Chair Evan Davis J. Stephen Felice Kristin Morrish</p> <p>Council Liaison: Robert S. Joe</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Richard L. Adams II, City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner Jose Villegas, Planning Intern</p> <p>Comm. Felice led the pledge of allegiance.</p>
PUBLIC COMMENTS		None.
PUBLIC HEARINGS	1	<p>801 Rollin Street (General Plan Amendment/Zoning Map Change)</p> <p>Planning Intern, Jose Villegas presented his staff report regarding, approval for a General Plan Amendment and Zoning Map change for 801 Rollin Street from residential to low density. Mr. Villegas noted that the applicant was not proposing a project at this time but was seeking this change for a future development. Mr. Villegas pointed out that two inquiries were received for this project. At the conclusion of his staff report Comm. Felice verified with Mr. Villegas that this project was initially filed in 2012. Mr. Villegas noted that restrictions previously imposed on this project, do not apply, since staff must determine first, if the CC & R's are tied to the land deed. At the request of Comm. Felice, Mr. Villegas pointed out that the snake trail is not located on this property but on the adjacent property.</p> <p>Vice-Chair George verified with Mr. Villegas that condition 6, regarding Altos de Monterey Architectural Control Committee remains in effect.</p> <p>Comm. Morrish verified with Mr. Villegas that 805 Rollin is currently zoned partially RS and AM. In response, Mr. Villegas noted that it was a mistake and it will be corrected.</p>

The Commission and Mr. Villegas continued discussion on what the correct zoning designation will be for 803 and 801 Rollin Street.

Chair Friedman declared the public hearing open

The applicant's representative, Larry Mar, from Southland Civil Engineering and Surveying in Pasadena, CA, discussed the history of the project and pointed out that he was informed that 801 Rollin Street was not a legal parcel of land but that communications and minutes, regarding the hearing for the parcel map were found; therefore, he informed staff that a certificate of compliance must be filed to give his client the assurance that he has a legal lot. He also discussed with staff the filing of a map amendment and zone change to make 801 Rollin Street consistent with the rest of the lots on the street, including a sewer easement.

A quitclaim deed was noted but it did not make reference to the CC & R's relative to the Altos de Monterey.

Janet Hintzen, 1816 Via Del Rey, and Werner Hintzen were not in agreement with this item and expressed their concerns, regarding drainage, subdivision, common ownership and the re-zoning of the property.

Mr. Mar noted that the applicant's property was not under a common ownership and that subdivision was not restricted.

Chair Friedman declared the public hearing closed

Chair Friedman reopened the public hearing to allow Mr. Dagermangy the opportunity to speak, since he arrived late to the meeting.

Ed Dagermangy, 1550 Camino Lindo apologized for coming in late and thanked Chair Friedman for re-opening the public hearing. Mr. Dagermangy was not in favor of this item. He expressed his concerns about setting a precedent by making a change to a current restriction.

Mr. Mar noted that the applicant requested a 10 foot front yard setback, which would suit the location for the project. If a 25 foot setback was applied, it would result in pushing the house further up into the hillside.

Chair Friedman declared the public hearing closed.

The Commission continued discussion on the utility access for this project. Comm. Davis and Vice-Chair George requested additional clarification on this matter.

		<p>Chair Friedman reopened the public hearing.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice Chair George, seconded by Comm. Davis to continue this item to the next regularly scheduled meeting on February 25, 2013 to allow staff additional time to provide clarification on the utility access aspect of this project.</p> <p>The motion carried 5-0.</p>
<p>PUBLIC HEARINGS</p>	<p>2</p>	<p>700 La Portada (Wireless Telecommunications Facility – Conditional Use Permit)</p> <p>Ms. Vizcarra presented her staff report, regarding approval for a Conditional Use Permit Modification and Design Review to replace 5 existing antennas with 3 new antennas located at the City’s water tower. The modification includes retrofitting and replacing the existing equipment at ground level. This is a part of the upgrade by Sprint. The six required findings for a Conditional Use Permit and the four required findings for Design Review were made. At the conclusion of her staff report, the Commissioners did not have questions for Ms. Vizcarra.</p> <p>Chair Friedman declared the public hearing open.</p> <p>Jay Higgins, the representative from Sprint addressed the Commission and noted that the modification will reduce the impact by reducing the amount of antennas at the location.</p> <p>Due to the small changes in the photo simulations, Chair Friedman noted that the differences in the before and after photos of the site were hard to distinguish.</p> <p>Mr. Higgins noted that the 4G upgrade is in effect at other sites in the area.</p> <p>After considering the staff report and draft resolution, a motion was made by Chair Friedman, seconded by Vice-Chair George to approve the project as submitted by staff.</p> <p>The motion carried 5-0. (Resolution 13-01)</p>

	<p>3 1007 Mission Street (Conditional Use Permit Modification – Live Music)</p> <p>The initial Conditional Use Permit was granted in 2010 to permit a bar in the restaurant.</p> <p>Ms. Vizcarra presented her staff report, regarding approval for a Conditional Use Permit Modification to allow live music and extend the hours of operation to include live music ending at 9:30 p.m. on Monday through Wednesday and ending at 12:00 a.m. on Thursday through Saturday. Ms. Vizcarra noted that staff received inquires for this item, regarding loud music and loitering in the parking lot at closing time. The required findings for the project were made. Ms. Vizcarra also noted two of the conditions of approval: A) condition 5 – a six month review; and B) condition 4 - the soundproofing requirement. Ms. Vizcarra made the following corrections to the conditions of approval: A) condition 5 – Strike the last partial sentence and the last sentence with the “are required”. The end of the sentence should read, “...and determine if additional conditions are required”. At the conclusion, of her staff report, Ms. Vizcarra answered questions from the Commission, regarding conditions, 5, 15, 16, 19, 20, focusing on sound proofing, live music and A-2-occupancy (50 or more occupants) verses B-occupancy (49 or less occupants) and their trigger points.</p> <p>The Commission discussed restaurant closing times in the city. The Planning and Building Director noted that the closing times for restaurants in the Mission Street area is at 12:00 a.m.</p> <p>Chair Friedman declared the public hearing open.</p> <p>The applicant, Joe Griffin noted that he was willing to soundproof the restaurant to keep noise from traveling up to the second floor. He was also willing to keep the restaurant door closed to decrease street noise.</p> <p>Vice-Chair George inquired if Mr. Griffin was aware that his request for a stage for the live music was triggering the requirements for two exits and a sprinkler system for the restaurant. Mr. Griffin was not aware of the aforementioned trigger points.</p> <p>The following people spoke in support of the project and expressed their approval of the restaurant and noted that the restaurant is an asset to the community and that the addition of music falls under a good use for the Mission district. 1) Odom Stamps, 318 Fairview Ave. and 2) Glen Duncan, 2031 Berkshire.</p> <p>Chair Friedman declared the public hearing closed.</p>
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	<p>Ms. Vizcarra noted that Mike and Anne's has a closing time of 12:00 a.m. and the Radhika has a closing time of 10:00 p.m.</p> <p>The Commission discussed the issue of live music, and trigger points for the additional exist and fire sprinkler requirements. It was noted that if the applicant worked with staff to keep the occupancy at or below 49 and have live music, it may be possible to avoid triggering requirements for sprinklers and two exits.</p> <p>Chair Friedman reopened the public hearing to entertain a motion to continue this item to the next regularly scheduled meeting.</p> <p>Mr. Griffin was in agreement with continuing this item to the next regularly scheduled meeting.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. Felice, to continue this item to the next regularly scheduled meeting to provide staff with additional time to revise the wording of the conditions and to allow the applicant to fully understand the conditions of approval.</p> <p>The motion carried 5-0.</p>
4	<p>Zoning Code Amendment – Land Use Permit Requirements in Business Park Zone, Parking Regulations in Commercial Zoning Districts, and Revisions to Definitions for Net Floor Area and Extended Business Hours)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, requesting that the Commission adopt a resolution, recommending that the City Council adopt an ordinance. The ordinance will revise the following: 1) the number of parking spaces required for commercial uses; 2) the method, by which the number of required spaces is calculated; 3) the definition of net floor area; and 4) the land use permit requirements for two commercial uses. Ms. Vizcarra noted that currently, staff uses gross floor area to determine the number of required parking spaces for commercial uses. With the Zoning Code change, staff will use net floor area to determine the required number of parking spaces. The proposed ordinance will also accept banks, financial institutions and business support services by right. Staff will correct inconsistencies, regarding what is considered to be an extended hour of business. At the conclusion of her presentation, Comm. Felice verified with Ms. Vizcarra that the parking spaces are full sized and that handicapped parking spaces are included in the count.</p> <p>Chair Friedman declared the public hearing open. Seeing that there were no speakers in favor of or in opposition to this item, he declared the public hearing closed.</p>

		<p>After considering the staff report and draft resolution, a motion was made by Vice-Chair George, seconded by Comm. Morrish, to approve the Zoning Code amendment as submitted.</p> <p>The motion carried 5-0. (Resolution 13-02)</p>
	5	<p>1701 & 1703 Hill Drive (Hillside Development Permit/Design Review New Single Family Residence)</p> <p>This project was initially approved in 2006.</p> <p>Senior Planner, John Mayer presented his staff report regarding a Hillside Development Permit and Design Review for a new single family residence located at 1701 & 1703 Hill Drive. Mr. Mayer reviewed the details of the project. He noted that the applicant recently processed a lot line adjustment with the county to shift the frontage from Warwick Pl. to 1701 and 1703 Hill Drive but staff expressed concerns, regarding cars driving at high speeds approaching the site from the intersections of St. Albans St., Hanscom Dr., and Warwick Place. For mitigation purposes, a condition of approval was included, requiring the placement of a stop sign at St. Albans Street, a covenant recordation for indefinite maintenance of the slope, and retaining walls/embankment on the road. The project is also subject to the Southwest Hills recommendations. Mr. Mayer noted that the project met the required findings for approval. At the conclusion of his presentation, Comm. Morrish had questions for Mr. Mayer regarding the following: 1) the location and the depth of the slope easement; 2) safety hedge height requirements; and 3) the dimensions of the widening of Warwick Pl.</p> <p>Mr. Mayer noted that the easement is along Hill Dr. from 15 to 20 feet downslope. A condition of approval will address the proper maintenance of the hedge. The widening of Warwick Place will be from the property line to 20 feet into the bluff.</p> <p>Comm. Davis inquired as to why the same road mitigation provisions for 2100 Hanscom Dr. were not applied to Hill Dr. Mr. Mayer noted that Hill Drive was paved recently.</p> <p>Chair Friedman declared the public hearing open.</p> <p>Carlos Seville, the project architect introduced himself to the Commission. The Commission did not have questions for Mr. Seville.</p> <p>Kin Lam, 1605 Hill Dr., was in agreement with the placement of a stop sign on St. Albans to regulate traffic. He expressed his concerns, regarding drainage, and the power pole relocation.</p>

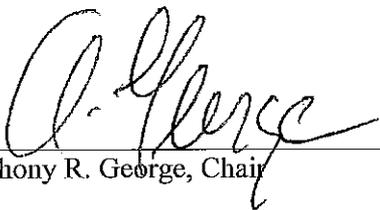
	<p>Mr. Mayer noted that the conditions of approval will take care of any drainage issues and that the applicant is responsible for providing plans for the power pole relocation.</p> <p>Lijun Zhu, 1601 Hill Dr. expressed his concerns about possible obstruction to the entrance of his property due to construction but he approved of the stop sign placement on St. Albans.</p> <p>Mr. Mayer suggested that the Commission modify the condition designated to widen Warwick Place to ensure that residents down the road have continual access to their properties during construction. Mr. Mayer suggested a roadway closure for Warwick Place.</p> <p>The applicant, Mr. Ming Yeh Yeh expressed his interested in widening Warwick Place to make traveling along the street easier for his neighbors and himself. He spoke about the technical aspects of widening Warwick Pl.</p> <p>Chair Freidman declared the public hearing closed.</p> <p>Regarding Design Review, Comm. Felice expressed his concerns about not having door or window details included in the plans.</p> <p>In response, Vice-Chair George noted that the project was approved by Design Review when it was first presented to them.</p> <p>City Attorney Adams pointed out that the applicant went through the Design Review process, but if the Commission would like additional details on Design Review, it is at the Commissions discretion to request the information.</p> <p>The Commission discussed whether they should continue this item to acquire detailed information on Design Review and decided to do so.</p> <p>Chair Friedman reopened the public hearing. The applicant was in agreement with continuing this item to the next regularly scheduled meeting.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Friedman, seconded by Vice-Chair George, to continue this item to the next regularly scheduled meeting on February 25, 2013.</p> <p>The motion carried 5-0.</p>
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	6	<p>1935 Hanscom Drive (Hillside Development Permit/ Design Review New Single Family Residence – Expired Permits)</p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a Hillside Development Permit and Design Review for a new single family residence with expired permits. Initially, this project was approved on June 7, 2004, building permits were issued in 2007 but the permits expired in February 2011. The City’s Code Enforcement officer informed the homeowner that this is abandoned construction and that it is a public nuisance and a violation of the City Zoning Code. The homeowner is complying with staff and seeking a Hillside Development Permit so that building permits may be pulled. Mr. Mayer noted that this project was one of the first projects that were subject to Southwest Hills conditions. Staff recommended approval so that the unfinished construction may be completed. At the conclusion of his presentation, Mr. Mayer answered questions by Comm. Morrish, regarding if the current architect can use the same plans. Mr. Mayer responded in the positive. Mr. Mayer noted that since this project was approved, parking requirement have changed in the South West Hills area. Currently, the guest parking space must be perpendicular to the street but because of the nature of the project that is not possible. Staff concurred; therefore, the original plans approved in 2004 have not changed.</p> <p>Chair Friedman declared the public hearing open.</p> <p>The property owner, Tommy Mason, assured the Commissioners that he is financially able to complete the project.</p> <p>Mike Semilar, from WF Construction, informed that Commissioners that he is ready to start construction on the site.</p> <p>Chair Friedman declared the public hearing closed.</p> <p>After considering the staff report and draft resolution, a motion was made by Vice-Chair George, seconded by Comm. Davis, to approve the project as submitted by staff.</p> <p>The motion carried 5-0. (Resolution 13-03)</p>
	7	<p>Appointment to AdHoc Mobile Food Vendor Policy Advisory Committee</p> <p>Mr. David Watkins presented his request for a Planning Commissioner to volunteer and serve on the AdHoc Mobile Food Vendor Policy Advisory Committee. He noted that this is a City Council committee and that it is made up of representatives from different commissions. The committee will</p>

		address the issue of mobile food vendors in the city of South Pasadena. Commissioner Felice volunteered to be a committee member on the AdHoc Mobile Food Vendor Policy Advisory Committee.
	8	Appointment to a Planning Commission General Plan Update AdHoc Committee Vice-Chair George and Chair Friedman volunteered to serve on the General Plan Update AdHoc Committee.
	9	Minutes of the Planning Commission's December 03, 2012 meeting The minutes were approved with one minor correction.
	10	Comments from City Council Liaison Council Liaison Joe gave an update and highlights of some of the decisions made by the City Council at the January 2, 2012 City Council meeting as follows: 1) the adoption of a resolution of intent to initiate a Zoning Code amendment to revise the Community Gardens ordinance; 2) Tony George was reappointed to the Planning Commission; 3) the City Council adopted a resolution of intent to initiate a Zoning Code Amendment, regarding land use and parking requirements for the Ostrich Farm; and 4) the City Council introduced an ordinance to amend the Zoning Code, regarding non-conforming historic garages.
	11	Comments from Planning Commissioners Comm. Morrish requested that staff review the conditions of approval with applicants before they attend the Planning Commission meetings. Vice-Chair George commended Chair Friedman on his responses at the City Council meeting in December, regarding the appeal of the Zoning Code interpretation, dealing with the applicability of SPMC Section 36.220.040 to small nonconforming lots. In response to Comm. Morrish's question, Vice-Chair George noted that the project architect should go over the conditions of approval with the applicant prior to the meeting.
	12	Comments from Staff Mr. Watkins noted that a report will be brought before the Planning Commission, which will initiate about seven or eight Zoning Code amendments. The Planning Commission reorganization will be placed on the next agenda.
ADJOURN- MENT	13	The meeting adjourned at 8:49 p.m. to the next meeting of the Planning Commission scheduled for February 25, 2013.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a meeting held on February 25, 2013.

AYES: FELICE, GEORGE & MORRISH
NOES: NONE
ABSENT: DAVIS, FRIEDMAN
ABSTAIN: NONE

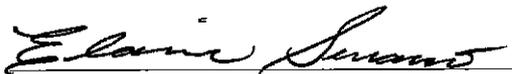


Anthony R. George, Chair



Kristin Morrish, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary